

MINUTES ADOPTED BY CITY COUNCIL

Greenville, NC
September 22, 2003

The Greenville City Council met in a joint meeting with the Comprehensive Plan Committee on the above date at 5:30 PM in Conference Room A of Sheppard Memorial Library, with Mayor Robert D. Parrott and Chairman Bryant Kittrell presiding. The meeting was called to order. The following were present.

Council Members

Don Parrott, Mayor
Ric Miller, Mayor Pro-Tem
Council Member Mildred A. Council
Council Member Ray Craft
Council Member Pat Dunn
Council Member Rose H. Glover
Council Member Chip Little

Comprehensive Plan Committee Members

Bryant Kittrell, Chairman
Mary Alsentzer
Minnie Anderson
Connally Branch
Richard Cannon
Bob Christian
Martha Coffman
Evan Lewis
Chris Mansfield
Dick Tolmie
Lou Williamson
Mulatu Wubneh

Comprehensive Plan Committee Members Absent

Freddie Outterbridge, Vice-Chairman
Richard Brown
Esmeralda Cabello-Black
Quentin Eaton
Steve Janowski
Ruth Leggett
Melvin McLawhorn
Richard Patterson
Candace Pearce

Dianne Poole
Walter Sadler
Beryl Waters

Chairman Kittrell called the Comprehensive Plan Committee to order.

Mayor Parrott called the City Council to order, thanked everyone for coming to the meeting and thanked the members who have spent so long on this project.

THE COMPREHENSIVE PLAN PROCESS

Mr. Neil Holthouser, Senior Planner, stated that the Comprehensive Plan is the master planning document for the City. It is the roadmap for where the City wants to go that tells a lot about where it has been. This is an update to the 1992 Horizons: Community Plan that was then updated in 1997. The Committee is completing the process that started in September 2001 when the City Council appointed the Comprehensive Plan Committee. That committee started meeting in November of 2001. A consultant was hired to help put the plan update together. The City held some Visioning Workshops in early 2002 including a telephone survey and a Changing Times Workshop in a community meeting to gather input from citizenry as to a vision for how the City should develop. Taking that input, the Comprehensive Plan Committee then began the task of sitting down and pouring through the old plan, updating the data and statistics and infusing all of these ideas as to how the City could develop. That process went through the summer of 2002. Almost a year ago there was a joint meeting of the Comprehensive Plan Committee and City Council. Then the hard work began on drafting the plan. It has been a long process of pouring over the plan chapter-by-chapter and word-by-word. In July and August, the plan was ready in draft form and was taken to the public through open houses for citizens to come and review the plan and make public comment. Tonight the City Council and Comprehensive Plan Committee will review those comments and vote as to whether they should be incorporated into the plan. It is hoped that there will be a joint City Council/Planning and Zoning Commission meeting on October 22, 2003. At that meeting Planning and Zoning will review the plan, take public comment, make suggestions for revisions if any and then the plan will go to City Council for a public hearing on November 13, 2003. If there are substantial comments, the Planning and Zoning Commission will go back before the Comprehensive Plan Committee with a report and an update to get understanding on the comments coming out of that process.

Mr. Holthouser stated that the first major thing to come out of this plan is the extension of the City's planning area. Currently staff plans for the city limits and the extraterritorial jurisdiction. This plan is going to take that two miles beyond the extraterritorial jurisdiction to make sure that the City is more in sync with the County and neighboring jurisdictions. There is a better understanding of their land use plans and what developments are proposed in their jurisdictions. The second significant shift in this plan is a revised land use map. The land use map is not a zoning map. The zoning map tells what is on the ground now legally and what one can and cannot do. The future land use map is meant to predict what the land could be used for in the future. It is used as an influential tool during the rezoning process, so the land use map has been revised, taking into account past zoning actions by City Council and any policy shifts or new

policies that have emerged over the last five years. Also taken into account is the fact that there are wetlands, open spaces and land that cannot be physically developed upon for various physical constraints, and those are shown now as potential open space conservation areas. Another significant improvement occurs in the downtown. Previously, the land use plan called for downtown to be a mix of office and commercial with those uses being segregated. This plan mixes those two uses and churns it up so that there can be coexisting office/commercial/residential connected to a dense urban setting. That is a very significant change. Next this plan has a very strong emphasis on the environment. The plan calls for protection and preservation in the environmental areas such as wetlands, flood hazard areas, greenways and rural open space. Language in this plan refers to encouraging cluster development in the rural fringe. There are some significant flood prone areas, and it has taken a lot of time to study those areas to determine what types of land uses would be appropriate. The statistical assessments of the community were updated. The 2000 Census Data was used to better project population trends and growth rates. There is updated data in this plan that will be updated on an annual basis. This plan carries forward the City's commitment to neighborhood preservation with emphasis on livability, preservation of historic structures, rehabilitation of older homes, redevelopment of blighted areas and the delivery of City services to our residential neighborhoods. The umbrella of this plan is the notion of creating a unique sense of place. Terms like beautification came up time and time again during the Comprehensive Planning process with tree lined streets and open spaces that have been perfected. Within the plan are many policies, goals and action statements directly tied to the Community Character issue.

Mr. Holthouser stated that there were three open houses, and the City received some public comment during those sessions. Tonight, this group will review those comments and later the Comprehensive Plan Committee will take some action on the comments.

Mr. Holthouser stated that the first category is suggestions for text changes or general statements that would not apply to a specific parcel. The second category will be suggested map changes and the changes are site specific. There were six significant text changes.

- The first one alludes to the section of the plan about the Planning Regions. There are five Planning Regions: A, B, C, D, and E. It was suggested that for Area C, the eastern portion of the City, there should be a management action that says the City should restrict commercial development and preserve open vistas along East 10th Street (Highway 33). The intent behind this comment is to prevent a linear strip development on Tenth Street, but have it broken up into nodes separated by boundaries or buffers of open space.
- The second comment also relates to Planning Area C and again relates to the preservation of open space. In particular, this comment is requesting that the City add additional emphasis on cluster development for single-family residential developers to concentrate density into a corner of a site preserving open space on the ground. The person making this comment suggested that the specific site at York Road and 14th Street be allowed to develop at a medium density but be restricted to single family. This citizen is asking staff to distinguish between medium density multi-family and medium density single-family.
- The third comment relates to Environmental Quality and Natural Environment. This comment centers on the issue of light pollution. A citizen asked the City to address the issue of light pollution that is caused by excessive or radiating light. The City is being asked to

develop and implement standards that limit light pollution from the streetlights and from commercial development.

- The next text comment asked the City to implement a policy by which after a rezoning request that has been denied three times not be allowed a subsequent rezoning request for a period of five years. This is an issue that needs to be addressed in the Zoning Ordinance and not in the Comprehensive Plan.
- The next comment is to allow one dwelling unit per resident manager as a permitted use for every commercial establishment. The City currently allows resident manager dwelling units in industrial zones only. In commercial zones, it is not permitted. This comment is asking that it be permitted throughout the commercial zone. (Upon being asked if trailers at construction sites would be permitted, Mr. Hamilton replied that they would not as there is a specific set of criteria for having a resident manager dwelling. A resident manager dwelling is a permitted use in the CD district in the downtown, a special use in several commercial and industrial districts and the request is to allow them as a permitted use, to allow one dwelling per establishment in all commercial, office and industrial zones. Currently, they would be required to get a special use permit from the Board of Adjustment, but this request is to make it a permitted use. Upon being asked if this could be a space in a strip mall, Mr. Hamilton replied that with the criteria, it has to be a complete housing unit. It has to qualify as a dwelling unit. It has to be someone who is employed by that business who actually works there. It is not uncommon in a downtown area where it is allowed by right.)
- The final comment about the plan text is asking the City to consider the vertical elevation of properties within the 100-year floodplain, along with the character and compatibility of the proposed use, when considering the appropriateness of development within the floodplain. It was felt that staff should distinguish between properties that are severely impacted by flood events (those that are several feet below flood level) from those that are marginally affected (several inches).

Mr. Hamilton stated that over 200 changes were made to the Land Use Plan Map. Through the open houses, only five comments for requested changes were received.

- The first request is at the intersection of Hilltop Street and Fifth Street, north of Wilkerson's Funeral Home. The entire area is currently zoned R9 (Medium Density Residential). The properties of Wilkerson's Funeral Home and Wahl-Coates School are currently zoned OR (Office Residential). The request is to change the dwelling on the northeast corner from medium density residential to office institutional/multifamily. A request is anticipated here for a future rezoning for Office zoning, not OR which would also allow a multifamily component. It is a large lot of 28,000 square feet that could be subdivided. It could be developed as a duplex as currently zoned. Fifth Street is a unique street and it is recognized in the plan as a residential corridor. Staff would want to concentrate any nonresidential use in a focus area and not in an area that does have other nonresidential uses. The school is a permitted use in OR and also in R9, which is what the zoning of the property is now. The funeral home is a permitted use only in OR, so there was no option at the time that this was developed to develop it under the current R9 zoning. Wilkerson's Funeral Home is a use that is similar to a Church in character and in appearance, and a church is a permitted use. From a visual standpoint, the uses there now are uses that are typically expected in residential neighborhoods. There is not a lot of difference between typical residential use and these

uses. Leaving Green Springs Park and heading down Fifth Street, it has characteristics of single-family, duplex dwelling and some scattered multifamily. There is a unique sense of place when riding down Fifth Street, and that uniqueness should be preserved.

- The second request is the property along the north side of 10th Street (Highway 33) across from the intersection at Portertown Road. This area was recommended for conservation open space and that was a property that the City had purchased to locate a City cemetery. The City has acquired the property to the west, Homestead Cemetery. The request would be for this entire area to be conservation/open space. This is the gateway corridor leading into the City where they want to encourage open space and discourage any type of linear development.
- The third request is for the expansion of commercial at the southeast corner of the intersection at Dickinson Avenue (Highway 13) and Greenville Boulevard (Highway 264 Alt.), east of Red Oak Show and Sell. The request from the property owner would be to extend the commercial zoning north to include the property between Dickinson Avenue and Greenville Boulevard down to the creek that separates this property from the modular home sales lot. The property on the corner of the larger tract is currently zoned commercial, so this is extending the area to include the balance of their property to the north fronting on Dickinson Avenue as well as those properties between the Red Oak Show and Sell and the current CN zone. The amount of commercial zoning here would be about six acres. It is 400 feet deep by 600 feet wide. Dickinson Avenue coming into the City is a gateway corridor. They do anticipate, expect and encourage extensive land use along that corridor. Once one gets to the intersection of Allen Road and Greenville Boulevard, Allen Road is recognized as a residential corridor. Dickinson Avenue into the City is recognized as a residential corridor and Greenville Boulevard is a connector corridor. On a connector corridor, a more intensive land use is expected, and the current zoning would reflect that. Staff is concerned about any linear expansion commercial zoning along Dickinson Avenue.
- The fourth request is for the property east of Memorial Drive (Highway 11) across from the intersection at Thomas Langston Road and south of Westhaven Subdivision. This area has been the focus of a number of rezoning requests over the last several years ultimately resulting in R6A zoning, which is medium density. The current Land Use Plan recommends office and institutional/multifamily. The Draft Land Use Plan has extended the commercial north to a point that would be about halfway to Westhaven Subdivision to allow for the extension of a road and office development on either side of that road as opposed to commercial development off of that road providing access into the neighborhood. The proposed or the requested change would extend the commercial all the way up to McLawhorn Animal Clinic on Memorial Drive. The basis for that is that the entire Highway 11 frontage, absent the Langston property, is currently zoned commercial along Memorial Drive. The request to put in about seven or eight acres of high density residential directly north of South Square Apartments would allow, with a net area of about six acres, between one hundred and one hundred thirty multifamily dwellings and a strip of office type zoning or office land use, north of the right-of-way for the extension of what we would call the Langston Road connector. This road was originally on the Thoroughfare Plan and was taken off in 1996. The City has since then encouraged the extension of a street stub to the office park and to the railroad and has been trying to secure some type of a right-of-way through this area. It is not included in the current Thoroughfare Plan, but on the proposed Thoroughfare Plan, it would be shown as a thoroughfare in this general area. This area to the

north would remain medium density residential and it is expected that a couple of rows of lots of single-family homes will be built in this general area. The balance of the property to the south and to the east of South Square Drive would remain medium density residential to allow for the potential zoning to R6S to R6A. The road at Shamrock Office Park terminates in a cul-de-sac at this point. When that was going through the final plat process, it was required that they dedicate the right-of-way for this road extension to the railroad track. It is dedicated to the City and the City may have to build that road on that portion. When this property is proposed for development the continuation of that road through the Langston property will be required. Absent this being put back on the Thoroughfare Plan, which will require a corridor in a more specific location, staff will encourage the extension of a road in this general area

- The last request involves the property at the northeast corner of the intersection at Evans Street and Fire Tower Road, north of Treetops Subdivision and east of South Hall Subdivision. The request is to amend the Land Use Plan that currently recommends office development on the northern right-of-way of Fire Tower Road along the frontage of the road extending down to the flood hazard area. The change would be for about a 16-acre area of commercial zoning. This is a focus area, but it does not necessarily mean that there would be commercial development in all quadrants. There is a substantial amount of commercial developments in Winterville that also serve Greenville residents.

Upon being asked if there is an update of the Thoroughfare Plan, Mr. Tysinger responded that the process will begin in December. The goal is to have the draft for presentation in Spring 2004.

Upon being asked if he is talking about new growth systems and updating the ones already there, Mr. Tysinger responded that it will be a combination of all of that. It will be a comprehensive Thoroughfare Plan that is developed with an urban area that will include Winterville, part of Pitt County and Ayden. It will update the existing Thoroughfare Plan that will contain new roads and new alignments. It will be funded by the City and State. This will be the first time the Thoroughfare Plan has been updated in seven years.

Upon being asked if future thoroughfares were taken into consideration in the Land Use Plan, Mr. Tysinger responded that it has moved forward ahead of the Thoroughfare Plan. The Thoroughfare Plan will take into consideration what has been proposed in the Land Use Plan and they will complement each other.

Chairman Kittrell informed the group that after the City Council adjourns, the Comprehensive Plan Committee will continue meeting and will decide whether or not to approve or deny these requested changes.

Upon being asked if there is any new information about transportation that could be considered now, Mr. Tysinger responded that the public involvement process will go into spring and summer and that is optimistic, because the Thoroughfare Plan Update is about as involved as what this committee has gone through.

Chairman Kittrell expressed pleasure that there are so few requested changes.

Mayor Parrott again thanked the Committee again for its efforts.

ADJOURN

Motion was made by Mayor Pro-Tem Miller and seconded by Council Member Council for City Council to adjourn from the joint meeting with the Comprehensive Plan Committee at 6:45 p.m. Motion carried unanimously.

Respectfully submitted,

Wanda T. Elks, CMC
City Clerk